

Quail Ridge Country Club, LLC

178 Great Road, Acton, Massachusetts, 01720 Telephone: (978) 263-6166 Fax: (978) 264-4049

TO: Roland Bartl, AICP, Town Planner

RE: Responses To Decision 02-06: Quail Ridge Country Club Special Permit For
A Golf Course In A Residential District Dated May 20, 2002
&
Review Notes from Roland Bartl dated 09/23/03.

DATE: April 29, 2004

2. FINDINGS & CONCLUSIONS

- 2.1: No response necessary.
- 2.2: No response necessary.
- 2.3: No response necessary.
- 2.4: No response necessary.
- 2.5: No response necessary.
- 2.6: No response necessary.
- 2.7: No response necessary.
- 2.8: Refer to Turfgrass Environmental Consulting memo to Roland Bartl dated August 20, 2003. This memo was initially omitted from Section 8. This oversight has been corrected.
- 2.9: As you know the water withdrawal permit application has been withdrawn. Please refer to the Administrative Consent Order in Section 9. In addition, per our letter dated 03/19/04 (Section 9) Epsilon and Michael Toohill are working on resolving any unanswered questions with regard to water withdrawal.
- 2.10: A sidewalk plan was submitted to the Planning Department in conjunction with the Skyline Drive Definitive Subdivision Plan.
- 2.11: A sidewalk plan (along the site's frontage) was submitted to the Planning Department in conjunction with the Skyline Drive Definitive Subdivision Plan. A sidewalk plan for a proposed sidewalk along Main St. extending from Great Rd. to a proposed 6-vehical parking area has been included in the Golf Course Site Plan. A plan showing an existing trail supplemented by a proposed connecting trail extending from Main St. to the Nagog Hill Conservation Area has been added in the Golf Course Site Plan. A proposed trail and associated easement have been shown on the Golf Course Site Plan near Fairway #4. It was agreed that post-course construction we would look at the proposed trail connection adjacent to Fairway #4 as to both feasibility and safety. Note: Per Amendment #1 of Decision 02-06 section 3.4, the Town will prepare the permit applications and represent the Town's interest at hearings or otherwise as may be necessary to obtain such permits and approvals.
- 2.12: No response necessary.
- 2.13: No response necessary.
- 2.14: No response necessary.

3.1

PLAN MODIFICATIONS

3.1.1

Two complete sets of the revised plans and specifications have been attached as follows:

- a. Updated Use Description dated 4/29/04 (Section 1).
- b. Updated Business Plan dated 4/29/04 (Section 2).
- c. Current Turfgrass and IPM Plan dated 5/6/02 (Section 3).
- d. Updated Water Quality Monitoring Plan dated 11/11/03 (Section 4).
- e. Storm water Drainage and Storm water Management Reports, Storm water Management System Operations and Maintenance Manual and Pipe Size Calculations are attached (Section 5)
- f. Water Balance Calculations are attached (Section 6) After construction an as-built survey will be conducted and a certification will be provided to verify that the drainage characteristics of this site are consistent with the current Water Balance Calculations, as noted in QRCC memo dated 3/19/04.
- g. Earth Works calculations are attached (Section 7).

3.1.2

All plan changes required in the Conservation Commission's 04/09/02 Order of Conditions (MADEP File Number 85-778), as amended have been completed.

3.1.3

The updated Groundwater Monitoring Plan dated 11/11/03 is attached (Section 4).

- a. GWK indicates Ground Water Quality Monitoring Wells that were installed in conjunction with the Site Plan Approval for the kennel and are not related to the golf course operations.
- b. A legend has been incorporated into the updated Ground Water Monitoring Plan in the form of pictures and descriptions.

3.1.4

Per our discussions, it is agreed that golf course architecture and construction is a dynamic process therefore, the Conservation Commission will be updated on field changes as they relate to the Water Balance Calculations (refer to QRCC memo dated 3/19/04 (Section 9)

3.1.5

A 40' no-cut, no-grading buffer zone along the site boundary that abuts Great Road Condominium has been shown on the Site Plan. Protective netting has been proposed on the plan for the maximum installation height of 75'. A note has been added to the plan stating that upon completion of the practice range and the installation of the netting, the Board or it's Designee may require additional plantings in the buffer zone where the existing vegetation density is sparse.

3.1.6

The required wetland enhancement planning areas have been added to the Overstory Management Plan by Turfgrass Environmental Consulting dated 4/12/04 (Section 10)

3.1.7

Refer to Turfgrass Environmental Consulting Memo to Roland Bartl dated April 5, 2004, which outlines our plan for creating two acres of dense enhancement plantings (Section 10).

3.1.8

After further discussion with Roland Bartl an appropriate note regarding the preservation of stone walls has been added to the site plan.

3.1.9

We have reviewed the plan based on the requirements of the Zoning Bylaw, section 6.7.7, and we are confident that we are in compliance. As requested, area calculations have been added to the site plan. The conflict between the Linden tree and utilities has been resolved. Any further conflicts that are discovered will be resolved in the field.

3.1.10

(a) A foot trail starting at the existing trail in the Nagog Hill Conservation area and leading via parcel D-4/22 to Main Street has been shown on the Site Plan.

(b) A 6 -vehicle trailhead parking lot at Main Street has been proposed on the Site Plan.

A copy of the plan has been submitted to the Acton Director of Municipal Properties.

Since this was initially submitted, we have met with Chuck Bell from Mass Fish & Wildlife, Tom Tidman and Roland Bartl to discuss the plan. Chuck Bell has yet to officially comment on the plan. The plan has been adjusted to properly show the existing trails on the relevant properties. In addition we have walked the route of the proposed trail with Tom Tidman and it does not appear wetlands will be an issue.

- 3.1.11 A sidewalk plan for a proposed sidewalk along Main St. extending from Great Rd. to the proposed 6-vehicle parking area has been included in the Golf Course Site Plan. A copy of the plan has been submitted to the Acton Engineering Department.
- 3.1.12 A public pedestrian trail within a 20' easement has been shown on the Site Development Plan along the northern tier of the site (along side the 4th. Hole Fairway). Per Amendment #1 of Decision 02-06 section 3.4, the Town will prepare the permit applications and represent the Town's interest at hearings or otherwise as may be necessary to obtain such permits and approvals.
- 3.1.13 The Comprehensive Emergency Plan was revised and has been approved by the Fire Chief in a memo to the planning Dept. dated 4/29/04.
- 3.1.14 A plan detail showing the proposed pavement markings on Harris Street at Great Road has been added to the plan.
- 3.1.15 The silt barrier along Nagog Brook has been provided to the satisfaction of the Conservation Commission.
- 3.1.16 Note 1 of the Master Plan sheet now states that Parcel 29 is on Town Atlas page C-4.
- 3.1.17 In the Zoning Table of the Master Plan sheet, the line titled "permissible maximum" and "total" have been reversed. Furthermore the noted net floor areas are accurate on the Master Plan.
- 3.1.18 The wastewater facilitates for the Family Center and the maintenance building have been shown on the Site Development Plan.
- 3.1.19 The location and sizes for the water services have been shown on the Clubhouse Site Plan sheet. In addition, the following revisions have been made per Roland Bartl's review comments. A legend for the site lighting fixtures has been added to the site plan. A note has been added to the lighting detail stating that it will apply to all outdoor luminaries. All sidewalks, walkways and crosswalks have been labeled. The grade on the access driveway has been adjusted to meet Skyline Drive as modified.
- 3.1.20 The Groundwater Protection District Zone lines have been added to the Automatic Irrigation System Plan. The label for zone 2/3 has been corrected on all plan sheets per Roland Bartl's comments.
- 3.1.21 Final architectural plans are being developed and will address all M.A.A.B related issues in conjunction with the building permit applications. In addition, the following revisions have been made per Roland Bartl's comments. Handicapped curb cuts have been revised to allow direct access to sidewalks. One handicapped space has been provided near the tennis courts. Handicapped access from the space to the tennis courts has been added. A HP sign for each space has been added. A typical sidewalk curb cut referring to the detail sheet has been identified on the site plan.

- 3.1.22 There is no lighting of the tennis courts proposed at this time. If lighted use is required, a lighting plan will be submitted to the Building Department.
- 3.1.23 No response necessary.

3.2 CONDITIONS

- 3.2.1 The Planning Board has approved the Definitive Subdivision Plan for Skyline Drive.
- 3.2.2 The land acquisition process is complete. A deed transferring ownership of the property was recorded on March 23, 2004.
- 3.2.3 No response necessary.
- 3.2.4 Refer to Turfgrass Environmental Consulting Memo to Roland Bartl dated August 20, 2003 (Section 8).
- 3.2.5 Upon consultation within property manager for Great Road Condominiums we have been advised that they intend on using their wells for the purposes of filling their swimming pool. We have been advised by Epsilon that the pumping of BE-5 will not negatively impact Great Road Condominium's ability to utilize their wells.
- 3.2.6 Refer to the Administrative Consent Order and supporting information (Section 9).
- 3.2.7 No response necessary.
- 3.2.8 All conditions of this section will be met.
- 3.2.9 No response necessary.
- 3.2.10 No response necessary.
- 3.2.11 No response necessary at this time.
- 3.2.12 No response necessary.
- 3.2.13 No response necessary.
- 3.2.14 No response necessary.
- 3.2.15 No response necessary.
- 3.2.16 No response necessary.
- 3.2.17 No response necessary.
- 3.2.18 Refer to response to condition 2.11 noted above. Such an easement shall be deeded to the town at the appropriate time.
- 3.2.19 No response necessary.
- 3.2.20 Per Amendment #1 of the original Decision, the bond was reduced to \$611,000 and was posted.
- 3.2.21 No response necessary.
- 3.2.22 Complete.
- 3.2.23 No response necessary.
- 3.2.24 No response necessary.
- 3.2.25 Complete.